

DEL MAR COMMUNITY PLAN

RECREATION ELEMENT

EFFECTIVE MAY 1, 1985

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I INTRODUCTION AND BACKGROUND

A. LEGAL AUTHORITY:

The California Government Code requires nine specific elements to be included within the General Plan, while other elements, such as recreation, are considered optional. However, Section 66477 of the California Government Code requires the adoption of a Recreation Element before the City can require the dedication of land or the payment of fees for recreational purposes as a condition of subdivisions. The City's previous "Recreation Element" was contained in a number of policies located throughout the Community Plan. The law also requires that park and recreation facilities constructed with subdivision fees must be in accordance with definite principles and standards contained in the Recreation Element. Furthermore, the City's Local Coastal Programming required by the California Coastal Act of 1976, mandates comprehensive revisions to the City's Recreation Elements.

B. PURPOSE:

The Recreation Element is intended to be used as a guide for the acquisition and development of a city-wide system of parks and recreation areas, and for the coordination of the recreation programs of government, private organizations, and individuals. Its purpose is three-fold:

1. To create a logical guide for new acquisitions and development of recreation areas, and to set evaluative standards to meet identified park and recreational needs of the citizens.

2. To provide an assessment of existing parks and recreation areas to determine: (a) the types of recreational opportunities available and their suitability to residents' needs; (b) whether the City is meeting its adopted standards for parks and recreation areas; and (c) what recreation needs are not being met, and how they might be met in the future.

3. To provide the City with authority to utilize subdivision park land dedications, "in lieu" fees, or a combination thereof, as a means of meeting the recreational needs of its citizens.

C. RELATION TO OTHER COMMUNITY PLAN ELEMENTS:

The Recreation Element interrelates with several of the other elements of the City's Community Plan. Recreation is one of the major uses for open space lands, and resource-based parks are a major part of the City's open space system. The Open Space, Conservation and Recreation Elements are all concerned with the preservation and use of beaches, water bodies, canyons, and unique resources. The Circulation and Public Access Elements aim to provide adequate circulation as well as access to the major recreation areas. The Land Use Element ties all of the other elements together and seeks to achieve and maintain a balance of varying types of land uses that will meet the needs of Del Mar residents.

D. CLASSIFICATION OF RECREATION AREAS

1. Classification by Service Area and Size

Parks and recreation areas are typically classified as being Local Parks or Regional Parks. Local parks are those parks providing for recreational uses in proximity to the homes of Del Mar residents, in contrast to regional parks, which serve the entire county. Local parks are generally based on local population recreational requirements, which are commonly provided in most communities, while regional parks are often based on proximity to unique natural resources, such as beaches, canyons, lakes, streams, or unique vegetation or landforms. Local parks are normally smaller than regional parks and accommodate fewer persons. Local parks are normally within 20 minutes driving time, where regional parks may serve persons within a 15-minutes/1 hour driving radius. Local parks may be natural or developed, and may be classified as Mini-Parks, Neighborhood Parks, or Community Parks.

Mini-Parks (sometimes called "vest-pocket" parks) generally have a minimum size of 2,500 square feet and a maximum size of one acre. They may serve any age group, and may include play apparatus or other facilities, depending on the needs in the neighborhood. Some mini-parks may simply be left natural, as an open space buffer from surrounding development. Mini-parks generally serve a population of at least 500 people within a radius of one-eighth to three-eighths of a mile.

Neighborhood Parks generally serve a population of 2,000 to 5,000 people within a one-half mile radius. They range in size from one to twenty acres, and are most effective for active recreational purposes when located adjacent to a school. The design and type of facilities is geared to the population and demographic characteristics of the neighborhood.

Community Parks generally serve a population of at least 5,000 people within a three-mile radius or 20-minute driving time. They range in size from 20 to 200 acres and often include a community center as well as multi-purpose playing fields. Some Community Parks include swimming pools, skating rinks, outdoor theaters, tennis courts, and basketball courts.

Regional parks serve the entire county. The service area is generally defined as all areas within one hour driving time. Regional parks may be natural or developed, and quite often they are resource-based parks, located at the site of distinctive scenic, natural or cultural features. Development and amenities at regional parks are designed to enhance or protect that resource. Since all of the beaches in Del Mar attract users from throughout the region, they are considered as regional parks, even though the acreage is substantially lower than that usually contained in regional parks. The same is true for Seagrove Park, Crest Canyon, and the State Fairgrounds.

2. Classification by Type of Use

In addition to classification by service area and size, parks are often classified as passive or active parks, based on the activities which predominate within them. Passive parks generally provide for activities which allow the user to interact with the environment in a way which requires minimal physical facilities, and their location is normally based upon proximity to natural resources. Examples of passive uses include hiking, nature observation, sun bathing and fishing. Active recreation areas provide for activities which generally require physical facilities and which involve a higher level of activity, such as baseball, football, soccer, tennis, basketball or volleyball.

II EXISTING CONDITIONS

A. REGIONAL RECREATIONAL OPPORTUNITIES

The north coastal area of San Diego County offers a multitude of recreational opportunities for people of all interests and ages. Within a four-mile radius of Del Mar, but outside the Del Mar City limits, are eight local parks, an underwater park, three nature reserves, a regional park, four public golf courses, two driving ranges, and equestrian facilities. In addition, there are numerous private exercise clubs and facilities in the area, and San Elijo Canyon has been previously designated as a regional park containing roughly 1,750 acres to be acquired and developed through the cooperation of private developers and public agencies.

Within the City of Del Mar, over 23 acres of public beach lands, the Del Mar Fairgrounds, and Seagrove Park all provide regional recreation opportunities. The City of Del Mar also owns approximately seven acres of Crest Canyon, which connects with the remainder of Crest Canyon that is owned and maintained by the City of San Diego. This canyon is tributary to the San Dieguito River floodplain and Lagoon, and is part of a regional open space system within the City of San Diego. The San Dieguito Lagoon itself is a natural wetland of statewide importance, whose recent enhancement was planned and constructed through the joint efforts of the City, the California Department of Fish and Game, and the State Coastal Conservancy. Land just south of Del Mar, within the Los Penasquitos floodplain, is similarly designated as regional open space. That open space corridor would ultimately connect Los Penasquitos Lagoon with Los Penasquitos Canyon Regional Park.

Finally, the backbone of an interstate coastal bikeway traverses the length of Del Mar, along Camino del Mar. Regional Parks and bikeways are shown in Figure 1.

B. RECREATION PROGRAMS IN DEL MAR

The City does not provide a formal recreation program, however, Del Mar abounds with recreational activities, most of which require no physical facilities. Jogging, beach-going, surfing, tidepooling, surf fishing and biking are all popular and are engaged in year-round. The National Scholastic Surfing Association sponsors surfing contests on Del Mar beaches six times a year, and the community is a favorite location for numerous competitions for all ages and capabilities, including ocean swimming, bike racing, running, and sand castle building.

Mira Costa College offers a wide variety of recreational classes and programs, including boat maintenance, flying, music, theater arts, and various types of art classes, as well as physical activity classes ranging from golf and tennis to skiing, weight training, jazz dance, aerobics and ballet. In addition, the College offers special lectures, seminars and travel programs, and sponsors an annual Olde English Christmas Faire.

In addition, the North Coast YMCA, the San Dieguito Boys Club, and Torrey Pines High School all use Del Mar and the beaches for a wide variety of recreational opportunities. The San Dieguito Little League uses the ballfields at the College, and the San Dieguito Little Theatre is located on the State Fairgrounds.

The City Lifeguard Department sponsors the Junior Lifeguard Program, which includes training in surfing, skin diving and first aid, as well as basic rescue techniques. In addition to providing beach rescues, the Lifeguard Department sponsors three surfing contests each year and gives beach safety presentations.

The summer season offers many special opportunities for recreation in Del Mar. In addition to increased beach activities, cultural activities are expanded, including the outdoor concert series at Seagrove Park sponsored by the Del Mar Foundation. In addition, two annual summer events in Del Mar draw people from all over Southern California. The Southern California Exposition, known as the Del Mar Fair, is held early each summer. It is followed a few weeks later by the opening of the horse racing season at the Del Mar Racetrack, which continues through mid-September.

C. RECREATION AREAS IN DEL MAR

Del Mar contains approximately 2.8 linear miles and over 23 acres of public beach. The City is bounded by natural landforms providing valuable recreational resources on all sides: Los Penasquitos Lagoon and Torrey Pines State Reserve on the south, the Pacific Ocean on the west, Crest Canyon Open Space Preserve on the east, and the San Dieguito Lagoon on the north. There are unlimited recreation opportunities for both the passive type of recreationists (hikers, nature observers, sun bathers) and for the more active recreationists (surfers, swimmers, joggers, tennis players, volleyball players, etc.)

Besides the beaches, Del Mar's most prominent and popular recreation area is Seagrove Park, located adjacent to the beach in the heart of the City. The northern portion of Seagrove Park is largely developed with grassy areas, benches, and a temporary outdoor stage, with future recreational development planned for that portion which contains the old power house. Other active recreation facilities include the City's two tennis courts located just north of 23rd Street, east of Camino del Mar.

Del Mar maintains numerous open space areas which provide places for informal, and generally passive, recreation activities in natural settings. These "preserves" include:

1. Crest Canyon - The City of Del Mar owns approximately seven acres of the western slope of Crest Canyon, along the eastern boundary of the City. The land is adjacent to roughly 120 acres owned by the City of San Diego, and the entire canyon is planned for preservation as a natural area. Drainage improvements were installed and the canyon recontoured and landscaped through joint efforts between the City of Del Mar, the City of San Diego, and the State Coastal Conservancy, and will be maintained as a natural open space corridor connecting with San Dieguito Lagoon.

2. Del Mar Canyon Preserve - A bowl shaped canyon and its southerly headland is located near the southern City boundary, purchased by the City in 1979 utilizing a combination of Federal Funds, City funds, and private donations. The canyon is preserved in its natural setting, with access improvements proposed to enhance public use and enjoyment of its panoramic ocean and canyon vistas.

3. Ahmanson Preserve - The coastal bluffs southerly of Seagrove Park and westerly of the railway is owned by the City and retained in its natural state. The bluffs currently have foot trails providing access, however the unstable geologic formations make access somewhat hazardous, and the shortage of parking reduces public use. Consequently, this area and the beach below are used by sun bathers and joggers who desire more privacy.

4. North Bluff Preserve - Overlooking and including the beach near the northern City boundary is an area with archaeological significance as well as scenic qualities, and provides a panoramic location for ocean, lagoon and wildlife observation. The Preserve is maintained as a natural park. Improvements include a stairway and footpath from the beach to the bluff top, erosion control facilities, and viewing benches on top of the bluffs.

5. Torrey Pines State Preserve - The State owns approximately 8.5 acres of land within the City boundaries just south of Carmel Valley Road. Current plans would retain the land in its natural state, which would provide opportunities for passive recreation, particularly wildlife observation. The adopted State Parks Master Plan delineates the entire area south of Carmel Valley Road for future acquisition as part of the Torrey Pines State Preserve.

6. San Dieguito Lagoon - The State Department of Fish and Game currently owns 20+ acres of marshland along and adjacent to the southern arm of the San Dieguito River, just within the eastern City boundary. This land, as part of the larger acreage extending into the City of San Diego, will be retained as a wildlife preserve, and offers passive recreation and educational opportunities.

7. "Luneta Park" - A 0.22 acre parcel located between Luneta Drive and Cuchara Drive, was purchased by the City in 1979 through the formation of a local assessment district. This property will be retained by the City in its natural condition, and is suitable for informal, more passive recreation activities.

In addition to the above, the City maintains open space easements on a number of private properties located throughout the City, which provides visual open space. These areas are not considered usable for recreation purposes since an open space easement does not normally provide for public access or use.

Del Mar maintains several urban recreation areas, including two public tennis courts at the intersection of Camino del Mar and 21st Street, and Caminito Park - an open mall in an east-west trending alley west of Camino del Mar and south of 15th Street.

The State 22nd District Agricultural Association owns and maintains the Del Mar Fairgrounds, including the Del Mar Racetrack. The fairgrounds are used year-round for various types of outdoor and indoor shows and exhibitions, although the annual Del Mar Fair and horse racing seasons are by far the most popular events. The Fairgrounds include equestrian facilities and numerous horse shows are held throughout the year.

Del Mar Recreation Areas are shown on Table 1 and Figure 2.

Del Mar pedestrian trails are shown on Table 1, Table 1A and Figure 3.

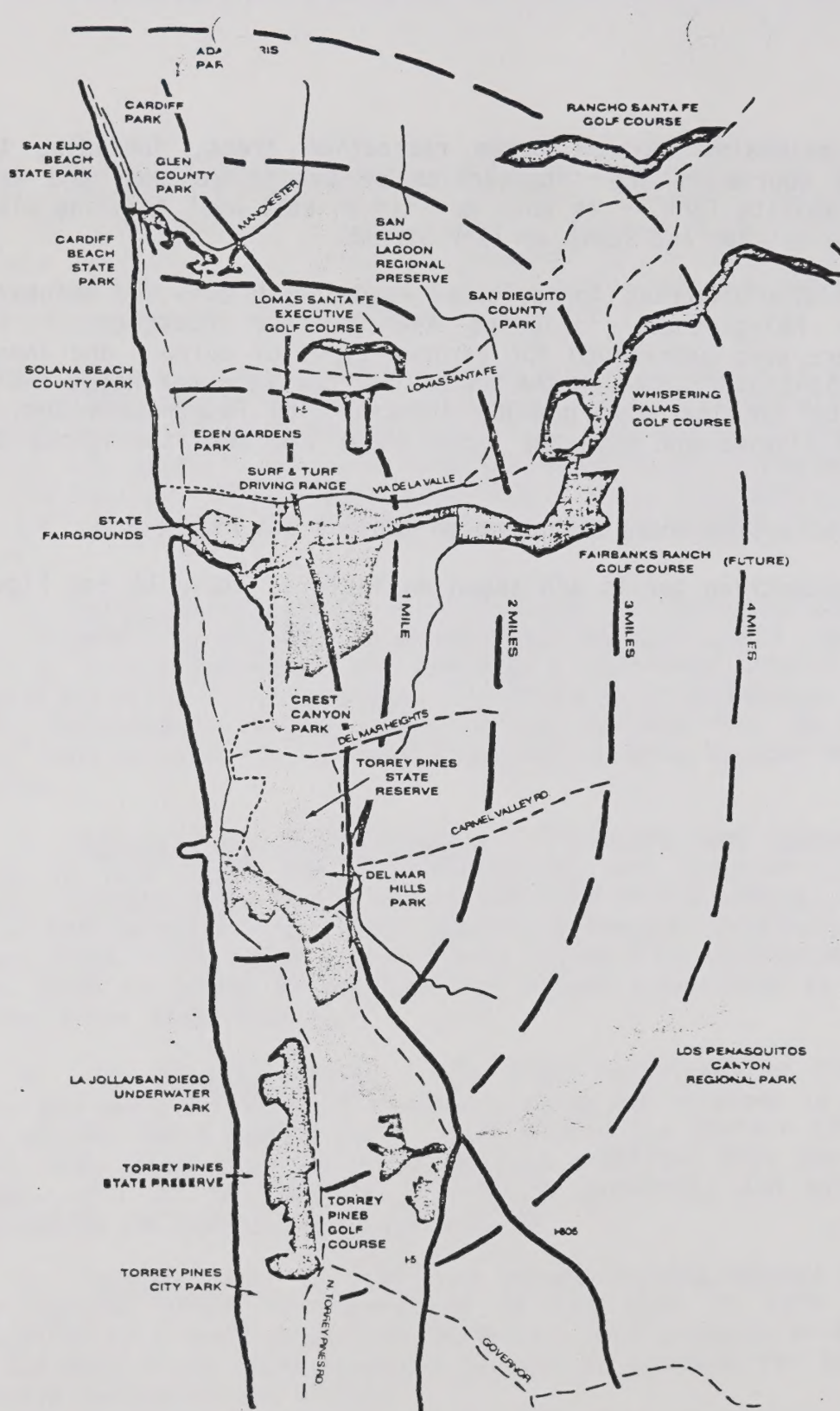


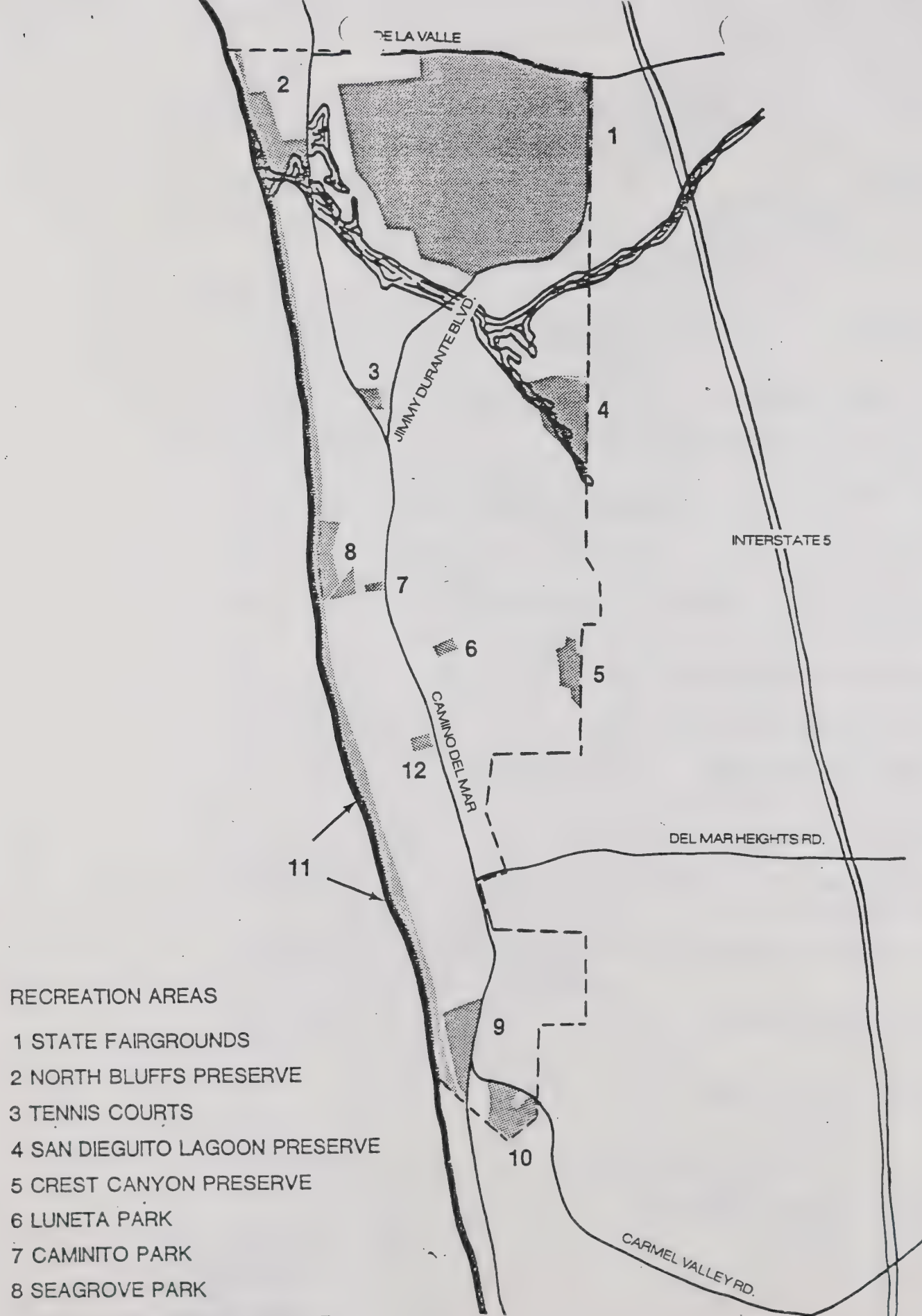
FIGURE 1
REGIONAL RECREATION AREAS
WITHIN 4 MILES
OF DEL MAR

Table 1
Del Mar Recreation Areas

Name/Location	Improvements	Type**Acres
Del Mar No. Bluff Preserve	Trail, benches, stairway, path, drainage control	P/L 4.32
Crest Canyon*	Sedimentation control, landscaping	P/R 6.95
Del Mar Canyon Preserve	None	P/L 3.77
Ahmanson Bluffs Preserve	None	P/L 18.40
Seagrove Park	Tot lot, grass, outdoor stage, benches, stairs	P/R 4.57 A/R 1.50
Caminito Park	Benches, landscaping	P/L 0.04
Tennis Courts - 21st Street and Camino del Mar	2 tennis courts	A/L 1.03
Torrey Pines State Reserve*	None	P/R 8.48
San Dieguito Lagoon Reserve*	None	P/R 20.66
Mira Costa Playing Field (Del Mar Shores School)	Ballfield	P/R 1.38
Luneta Park	None	P/L 0.22
City maintained public beach (sand area above 0' MSL)	Lifeguard towers	P/R 23.50
State Fairgrounds/Racetrack*	Fairgrounds, racetrack	A/R 200.00 (approx.)
Pedestrian Trail System		A/L <u>2.17</u>
Subtotal - Local Recreation		
Active		4.58
Passive		<u>26.75</u>
		31.33
Subtotal - Regional Recreation		
Active		201.50
Passive		<u>64.16</u>
		265.66
TOTAL		<u>296.99</u>

* Del Mar portion.

**Passive recreation (P) or Active recreation (A)
Local Park (L) or Regional Park (R)



RECREATION AREAS

- 1 STATE FAIRGROUNDS
- 2 NORTH BLUFFS PRESERVE
- 3 TENNIS COURTS
- 4 SAN DIEGUITO LAGOON PRESERVE
- 5 CREST CANYON PRESERVE
- 6 LUNETA PARK
- 7 CAMINITO PARK
- 8 SEAGROVE PARK
- 9 DEL MAR CANYON PRESERVE
- 10 TORREY PINES STATE PARK
- 11 AHMANSON BLUFFS PRESERVE
- 12 MIRA COSTA COLLEGE PLAYING FIELDS

FIGURE 2
DEL MAR RECREATION AREAS

DEL MAR PEDESTRIAN TRAILS

Table 1A

<u>DESCRIPTION</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>ACREAGE</u>
1. Serpentine to Oribia to San Dieguito	645'	20'	0.30
2. Balboa to Zapo	338'	20'	0.16
3. Gatun to San Dieguito	190'	20'	0.09
4. Seaview to Camino del Mar	226'	10'	0.05
5. Seaview to Bellaire	298'	15'	0.10
6. Culebra to Bellaire	238'	15'	0.08
7. Luzon Ave. extension: Seaview to Camino del Mar	410'	32'	0.30
8. Zapo to Serpentine	332'	10'	0.30
9. Serpentine to Seaview	360'	15'	0.12
10. Paseo de las Flores: Luneta to Camino del Mar	261'	20'	0.12
11. Zuni to 15th Street	322'	15'	0.11
12. Access to Luneta Park (Schmeiding)	283'	15'	0.10
13. 10th St. to 11th St. (Luneta Ext.)	280'	20'	0.13
14. Amphitheatre to Klish	394'	20'	0.18
15. Klish to Crest (Orchid Extension)	362'	20'	0.17
16. Hoska Lane to Crest	179'	20'	0.08
	5,118'	---	2.17



Figure 3
Del Mar Pedestrian Trails

III RECREATION STANDARDS AND NEEDS ANALYSIS

A. RECREATION STANDARDS:

The adequacy of recreational resources in any area is highly subjective and depends upon the users' ages and interests as well as on their health, wealth, and social values. Thus, it is difficult to determine how much of what types of recreation should be made available and who should pay for them. Most local jurisdictions have adopted a standard goal for the amount of park and recreation area for a specified population size, and require new subdivisions to pay a one-time fee (or land dedication) to accomodate increased demands resulting from the subdivision.

Recreation standards are often divided into categories such as regional and local, and passive and active, indicating the kind of recreation to be provided in each category. The National Recreation and Park Association recommendations are included in Table 2. Standards for special facilities are included in Table 3. A listing of standards of other jurisdictions within San Diego County can be seen in Table 6, adopted by Council Resolution.

B. NEEDS ANALYSIS

Table 1 shows that there are currently 91 acres of passive recreation land and 204 acres of active recreation land in Del Mar. Active park land includes the State Fairgrounds, Seagrove Park, and the beaches, which all provide regional recreation land, in addition to being available to residents.

Del Mar recreational areas are used by three categories of people: those living in Del Mar (local), those living elsewhere in the county (regional) and those living outside the County (visitors). The latter two categories may be combined into a non-local class.

As the population increases, the demand for recreation areas will increase. Del Mar's population at the time of the 1980 Census was 5,017. SANDAG Series VI Growth Projections estimate that the City's population will reach 6,100 people by the year 2000. Regional population will increase even more dramatically, with the "build-out" of North-City-West and other major developments occurring east of the City, each contributing additional demands on the Del Mar park system.

The vast majority of Del Mar residents fall between the ages of 20 and 55. The average age, 32.2 years, is slightly higher than the County average, and there are fewer school-age children than there are in the region as a whole. The high percentage of residents aged 20-24 reflects the college students who live in Del Mar and attend local Universities. The average household size in the City is 2.21 persons, lower than the regional average. Thus, the recreational needs for Del Mar residents may be different than the needs in other areas of the region, and standards which have been applied in other cities may not be applicable.

Table 2

National Recreation and Park Association

Classification	Acres/1,000 People	Size Range	Population Served	Service Area
Playlots	(Not Applicable)	2,500 sq. ft. to 1 acre	500 – 2,500	Sub-neighborhood
Vest pocket parks	(Not Applicable)	2,500 sq. ft. to 1 acre	500 – 2,500	Sub-neighborhood
Neighborhood parks	2.5	Min. 5 acres up to 20 acres	2,000 – 10,000	¼ – ½ mile
District parks	2.5	20 – 100 acres	10,000 – 50,000	½ – 3 miles
Large urban park	5.0	100+ acres	One for each 50,000	Within ¼ hour driving time
Regional parks	20.0	250+ acres	Serves entire population in smaller communities; should be distributed throughout larger metro areas.	Within 1 hour driving time
Total	30.0			
Special Areas & Facilities	(Not Applicable)	Includes parkways, beaches, plazas, historical sites, flood plains, downtown malls, and small parks, tree lawns, etc. No standard is applicable.		

By Percentage of Area

The National Recreation and Park Association recommends that a minimum of 25% of new towns, planned unit developments, and large subdivisions be devoted to park and recreation lands and open space.

Table 3

Specialized Facilities With Standards

Family (Outdoor)	Population Standard	Comment
Baseball Diamonds	1 per 6,000	Regulation 90 feet
Softball Diamonds (and/or youth diamonds)	1 per 3,000	
Tennis Courts	1 per 2,000	Best in group of 4 courts
Basketball Courts	1 per 500	
Swimming Pools – 25 meter	1 per 10,000	Based of 15 square feet of water for ea. 3% of population
Swimming Pools – 50 meter	1 per 20,000	
Skating Rinks (artificial)	1 per 30,000	
Outdoor Theaters (non-commercial)	1 per 20,000	
Shooting Ranges	1 per 50,000	Complete complex including high power, small-bore, trap and skeet, field archery, etc.
Golf Courses (18 hole)	1 per 25,000	

Note: All of the above mentioned facilities are desirable in small communities, even though their population may actually be less than standard. Every effort should be made to light all facilities for night use, thus extending their utility.

Since the average age in Del Mar is slightly higher than in the region as a whole, it may be appropriate for planned recreational activities to reflect this need. Thus, the need for additional multi-purpose playing fields and tot lots may be less than the need for additional tennis courts, shuffleboard courts, lawn bowling, volleyball courts, jogging par courses, or the like. Since many of the recreational activities already taking place in Del Mar require few facilities, such as jogging, bicycle riding, surfing, swimming, and nature observation, it may be appropriate to enhance these activities through the provision of drinking fountains, benches, showers, restrooms, par courses, trails, and by improving beach access or providing parking areas.

In addition, priorities for recreational needs may change from time to time, depending on what land or funds become available from other public agencies, and whether land is subject to pending development if not immediately acquired. The amount of money required for the preservation and enhancement of lagoons and other native habitat is largely dependent on continued funding by various State and Federal agencies.

Tourism and regional recreation needs play a significant role in the use of Del Mar's beaches and other recreation areas such as Seagrove Park. The Del Mar Fair and the horse racing season at the Fairgrounds bring an influx of tourists to an already popular beach community. Del Mar's recreation areas are serving far more than just its resident population, and as the regional population increases, particularly in the North County areas, so too will recreational demands within the City of Del Mar.

Attendance at the Del Mar beaches has risen substantially in the last decade. The annual increase in attendance at the beginning of the 1980s was 8.3 percent. The current average beach attendance on a summer day is about 6,000 people; the maximum count attained on a weekend was 11,500 people. A survey of Del Mar beach users in the summer of 1979 indicated that 41 percent of the users were Del Mar residents; 50 percent resided elsewhere in the County, and 9 percent resided outside the County.

If beach visitation continues to increase at an annual rate of 8 percent, Del Mar beach areas are going to continue to support far more than the resident population. Based on these rates, average daily summer beach attendance could exceed 22,000 persons by the year 2,000, of which approximately 90 percent will be people coming from outside Del Mar. It will become crucial in future years, as an increasing regional population places more demands upon finite resources such as the beaches, that Del Mar provide adequate local recreation areas where residents may retreat from the summer influx of visitors.

6

In addition to the great influx of beach users during peak use periods, Del Mar's recreation is affected by access problems, a lack of parking for beach goers, and unstable geologic formations which make access dangerous in some locations. All of these tend to concentrate people in certain areas, leaving other portions of the beach much less used. The lack of parking for beach-goers affects non-local users, as well as Del Mar residents who do not live within easy walking distance of the beach. Improvement of public beach access is addressed in the Coastal Access Element of the Community Plan.

IV GOALS, OBJECTIVES POLICIES

A. GOAL:

To provide a public system of parks and recreational facilities that will support a year-round program capable of serving the changing needs of residents and non-local recreationists by encompassing a full range of activities for people of all ages, physical conditions and socio-economic situations. The Park and Recreation System should closely interrelate with other recreation areas in the region and provide for outdoor recreational opportunities without destroying the unique character of the area.

B. OBJECTIVES AND POLICIES

1. Implement a comprehensive program to preserve and acquire permanent open space and recreation lands to meet the long-range needs of residents and visitors:

a. Locally derived Park Revenue should be used primarily for local park acquisition, development and maintainance, and State and Federal Funds for facilities which satisfy regional or state-wide recreational demands.

b. Vest pocket parks, also known as mini-parks, should be utilized in the built-up areas where land for larger parks is difficult to obtain.

c. Park and open space systems should be protected from land uses that may infringe on views or vistas.

d. Sites should be acquired and developed as identified in Section V, to provide for special recreation needs including passive and active recreation areas; nature areas; aquatic areas; athletic facilities; and pedestrian, equestrian and bicycle trails.

e. Park Planning should be integrated with planning for open space, conservation, hiking, bicycle and equestrian trails, regional parks, and scenic highways. Wherever practical, parks should be linked together by a system of trails and/or open space, particularly along the sea bluffs.

f. Private recreation facilities that supplement the public recreation areas should be encouraged.

2. Cooperate with other jurisdictions in coordinating the acquisition and preservation of open space and recreation lands.

a. Encourage the expansion of nearby State and County parks, including continued cooperation with other local, State and Federal agencies in the implementation of the San Dieguito Lagoon Enhancement Plan.

b. Promote the development of continuous public access, a river park and nature preserve at designated areas along the San Dieguito River.

c. Provide for equestrian use of the public beach north of 29th Street. Such use could be coordinated with a regional equestrian trail system, should such a system be implemented. Any related improvements on property owned by the 22nd District Agricultural Association must conform to the District's adopted Master Plan approved by the District's Board of Directors.

d. Pedestrian use of the Del Mar Train Station should be enhanced.

3. Use innovative park and recreational facilities design methods to relate to the needs of the community.

a. Design parks so as to preserve or enhance the topographic and other natural site characteristics.

b. Utilize planting materials compatible with the climate to reduce maintenance costs.

c. Preserve outstanding natural and historic resources as passive recreation areas.

d. Continue to improve the ecological quality of existing wetlands.

4. Bicycle and pedestrian access to recreation facilities, as opposed to automobiles shall be encouraged, and priority given to greenery and open space as opposed to structures and paved areas. The use of private vehicles on the public beach and parklands shall be prohibited, and the use of bicycles to access recreation areas shall be encouraged.

5. Provide public facilities in recreation areas.

a. Provide public restrooms at appropriate active public recreation areas which can be made safe and which discourage overnight camping use.

b. Maintain lifeguard and parking facilities, and adequate public access for Del Mar beach areas.

c. Provide a community recreation building.

6. The dedication of land, the payment of "in lieu" fees, or a combination thereof, should continue to be required on types of subdivisions, as set by City Council by resolution, in order to promote the acquisition and development of parks and recreation lands commensurate with the added public demands for park facilities.

a. Lands dedicated and/or fees collected pursuant to the Park Land Dedication Ordinance should be used to reduce the amount of public expenditures necessary to provide and maintain parks and recreation facilities. Where competing with potential private development, acquisition of proposed parks and recreation sites should be given first priority, and development second priority, so that said lands are not lost as recreational opportunities for future generations.

b. All monies in the Park Dedication Fund shall be used to acquire or develop recreation areas within the City, within a three mile service radius from the property for which they were paid. Interest on the monies should be used for park maintenance. All available monies in the Park Dedication Fund must be expended within five years of their receipt by the City.

c. Potential recreation lands should be acquired and/or developed generally in order of priorities as listed in Table 5, adopted by Council Resolution, and as funds become available, however these priorities may shift depending on the availability of outside funding for certain projects.

7. The City of Del Mar should maintain park acreage standards of 15 acres of park and recreation land, including the beach, for every 1000 persons. In this Recreation Element we recommend acquisition of property to augment the San Dieguito Lagoon Enhancement Program as well as the Del Mar Civic Association land. Other lands may be acquired.

A. RECREATION PROGRAM

The Del Mar Lifeguard Department is designated as the administrative agency of the City to coordinate the use of City park and recreational lands, pursuant to City Council adopted guidelines. The City should also seek a joint use agreement with the Del Mar Union School District for the joint use, development and maintenance of the Del Mar Shores School playing fields and grounds.

B. ACQUISITION AND CONSTRUCTION PROGRAM

As regional population increases and as leisure time becomes more available, there will be a continuing need to increase the acreage and development of recreation land in Del Mar. The City should:

1. Encourage the donation of land and money for recreation by civic groups, individuals and organizations.
2. Pursue all avenues of funding for recreation land and facilities, including Federal Land and Water Conservation Fund matching grants and State Parks Bond Act monies.
3. Acquire, through gift if possible, the beach-front property owned by the Del Mar Civic Association.
4. Investigate non-profit service organizations' joint participation with the City in the development of Seagrove Park improvements.
5. Use the funds in the City's Open Space and Park Dedication Fund to acquire and/or develop recreation lands in general order or priority as established in this element, recognizing that priorities may change due to the availability of funds from outside sources or due to the threat of impending development.
6. Use the interest on the City's Open Space and Park Dedication Fund to assist in park maintenance.
7. Further expand and improve the San Dieguito Lagoon for use as a wildlife preserve through the City's continued cooperation with other local and State agencies for the staged completion of the remaining elements of the San Dieguito Lagoon Enhancement Plan.
8. The expense of operating and maintaining a facility, as well as the capital cost, shall be used in assessing the true "cost" of park acquisition and development.

C. IMPLEMENTATION PROGRAM

The City Council shall adopt by resolution a priority schedule for recreational land acquisition and development. Said priority schedule shall rank projects in three categories: Projects in category #1 are considered to be of the highest priority, and should generally be implemented before projects within the #2 and #3 categories, unless outside funding, pending development, or other unusual circumstances intervene to necessitate a change of priorities. Projects within the #1 category should be implemented as soon as possible pending the receipt of available monies, preferably within the next three years. Projects in the #2 category should be implemented preferably within the next six years, and all projects completed within the next ten years.

Funds in the Open Space and Park Dedication Fund must be used within five years of their receipt. The phasing of all improvements and acquisitions should be specifically programmed in the City's Capital Improvements Program.

The following list of programs is included by way of example of specific projects which may be undertaken in order to implement the policy of this plan. Also, other programs not listed herein may present themselves in the future as Del Mar's needs change. This plan ultimately must remain flexible in order to meet the challenges of changes in regional population and the demographics of the City of Del Mar.

1. Seagrove Park: The undeveloped portion of Seagrove Park should be developed for active recreation. Improvements might include:

a. Renovation of the old Powerhouse building so that it can be used as a community building, with public meeting rooms, exercise room, auditorium or the like, assuming the building is structurally sound and renovation is practical.

b. Rehabilitation of the old Powerhouse smoke stack to retain it as a historical landmark, pending an analysis of its structural condition.

c. Street improvements along Coast Boulevard, including off-street parking to service the beach and adjacent park.

d. Construction of additional walkways and landscaping.

e. Construction of an outdoor amphitheater, pending design and cost analysis.

f. Improvement of beach access.

g. Removal of overhead utilities along the railroad.

h. Expansion of children's play areas.

i. Development of a continuous bluff-top pedestrian trail linking Seagrove Park with the 17th Street street-end.

2.
j. Joint development of the area between Coast Boulevard and the railroad for a floral park and beach/restaurant parking (may involve public-private partnership development).

2. Tennis Courts:

a. The two public tennis courts at the intersection of Camino del Mar and 21st Street could be improved with landscaping and passive park development, including installation of drainage facilities, waiting benches, and a sign-up board.

b. An additional 7,500 square feet of tennis courts should be provided if a suitable location is found, to alleviate long waits which often occurs at the existing courts.

3. Train Station: The Del Mar Train Station could be improved by:

a. Expanding the parking area north of the station with direct access from 17th Street.

b. Closing and landscaping the existing driveway access from Coast Boulevard.

c. Developing a passenger outdoor plaza waiting area south of the station.

d. Upgrading the terminal building.

4. Canyon Preserve: The Del Mar Canyon Preserve could be further improved for use as a passive recreation area through the provision of the following:

a. Pedestrian paths, viewing benches, and waste receptacles.

b. A Class 1 bikeway between Stratford Court and the Preserve.

c. Street Parking.

5. North Bluff Preserve: The North Bluff Preserve could be further improved for use as a passive recreation area through the provision of an access trail along the base of the bluff which would connect the Preserve with Camino del Mar parking.

6. Ahmanson Preserve: The Ahmanson Bluff Preserve could be further improved for use as a passive recreation area through the following:

a. Installation of public signs and improvements for safe pedestrian trails, continuous along the bluff top.

b. Improvement of the railroad pedestrian crossings and beach access at 11th and 13th Streets, and at the Del Mar Canyon Preserve.

c. Bluff- top pedestrian trail connections from 13th Street to existing Seagrove Park (Wave Crest) bluff-top trail.

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7. San Dieguito Lagoon: The San Dieguito Lagoon should be further expanded and improved for use as a wildlife preserve pursuant to the San Dieguito Lagoon Enhancement Program. A public trail could be developed along the south edge of the river, between the beach/Camino del Mar and Jimmy Durante Blvd.

8. Del Mar Fairgrounds: The City should work cooperatively with the 22nd District Agricultural Association Board of Directors regarding potential additional public recreational use of the Fairgrounds for recreational uses beyond those traditionally sponsored by the District. All programs and improvements at the Fairgrounds and Racetrack must conform to the District adopted Master Plan and be approved by the District's Board of Directors. Any such programs or improvements would be subject to the City's ability to obtain funding from appropriate grants or other recreational sources.

9. Public Restrooms: Public restrooms and showers consistent with policy 5A could be provided at several locations near the beach such as at Seagrove Park, 20th Street, 25th Street, 29th Street, and the San Dieguito River/North Bluffs area.

10. Bicycle Facilities and Trails: The use of bicycles for recreation and for transportation to recreation could be promoted by:

a. The installation of bike racks and/or lockers at various places along bike routes, the beach, and public recreation areas.

b. The maintenance and development of bike trails as shown in Table 4:

11. Jogging/Par Course: A par course could be developed for joggers along the public beach, commencing and terminating at Seagrove Park.

12. Lifeguard Facilities: Lifeguard facilities would be improved through the construction of:

a. An additional permanent lifeguard tower at 29th Street.

b. A temporary lifeguard tower at the North Bluff Preserve.

13. "Vest Pocket" Parks: Vest pocket parks could be developed in locations throughout the City, with priority given to areas which do not have any other parks.

14. Beach Lands: Del Mar Civic Association lands should be acquired, through gift if possible.

15. Railroad "Triangle" Property: The triangular parcel fronting the railroad and south of the San Dieguito River, identified in the San Dieguito Lagoon Enhancement Plan for tidal basin improvements, could be jointly developed for local recreational uses, including the planting of salt-tolerant grasses and installation of a fish/casting pond.



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TABLE 4

<u>Bike Route</u>	<u>Direction</u>	<u>Planned Improvement</u>	<u>Status</u>
Camino del Mar	N-S through-out City	Class II (Commuter)	Complete
Coast-Ocean-Stratford	N-S through-out City	Coast Boulevard: Class II	Complete
		Ocean Ave. and Stratford north of 4th Street: Class III	Incomplete-Requires Signing
		Stratford south of 4th Street: Class I and II (Scenic)	Complete except for viewing bench and Class I connection to Bluff Preser. (City Park)
Del Mar Hts. Rd.-4th St.	E-W from E. City limits to Stratford	Class II (Scenic-Commuter)	Incomplete
Jimmy Durante Boulevard	E-W from Via de la Valle to Camino del Mar	Class II (Commuter)	Construct. from Jimmy Durante Bridge to Camino del Mar (inc. Bridge) sched for fiscal yr 1984-85; Bridge to Via de la Valle complete
Carmel Valley Road	E-W from City limits to Camino del Mar	Class II (Scenic-Commuter)	Complete
Via de la Valle	E-W from I-5 to Camino del Mar	Class II (Scenic-Commuter)	Complete

Notes:

- Class I - Bike lanes physically separated from vehicular traffic.
- Class II - Bikes separated from traffic by painted lanes.
- Class III - Signed bike routes, which share travel ways with vehicular traffic.